

CENTURY 21[®]

Judge Fite Company



9555 COUNTY ROAD 155

KAUFMAN, TX 75142



\$1,799,900



9,832 sqft

DESCRIPTION

Opportunity awaits for the investor or owner-operator seeking an immediate income stream. This property features a fully operational, income-producing daycare business housed in separate, fully equipped buildings totaling 6,200 sq. ft. The turnkey package includes furnishings, beds, toys, playground equipment, kitchen appliances, and everything needed to continue operations without disruption. Set outside the city limits on approximately 27 acres, the site includes two ponds (one with a pier and aerating pump), a 54 x 50 ft barn with concrete flooring and ample outdoor storage, and 22 acres that are ag exempt. Vehicle and toy storage are accommodated by a two-car carport and a three-car carport with RV hookup and electricity, plus two driveways for easy entry and exit. The residence is a spacious 3-bedroom, 3-bath home totaling approximately 2,700 sq. ft. with an open-concept layout, a large living room, and a kitchen featuring granite countertops. The primary suite includes an en-suite bath and a relaxing jetted tub. Additional features include walk-in closets, front and back covered patios, and a security system already wired for peace of mind. This versatile property offers turnkey daycare income in a rural setting with substantial expansion potential and multiple ancillary uses. See MLS #20946047 for information on the home.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20947371
YEAR BUILT: 1985
COUNTY: Kaufman
TRACT OR SUBDIVIION: A0002- C ASKINS
LIST DATE: 09/12/2025

CENTURY 21

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800.451.8055

AREA:
SQUARE FEET: 9,832
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 27.63
LOT SIZE (SQFT): 1,203,606

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Combination
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- CircularDriveway
- Carport
- DriveThrough
- DetachedCarport
- OnSite
- Open

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- InteriorLot
- IrregularLot
- Landscaped
- Pasture
- PondOnLot
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- AluminumSiding
- Frame

FOUNDATION:

- Other
- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Other

UTILITIES:

- Other
- OverheadUtilities
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystemOwned
 - SecuritySystem
 - FireAlarm
 - SmokeDetectors
 - SecurityLights
-

LISTED BY: Beverly Davis 

PHONE: 972.962.2110

BROKERED BY: Elsie Halbert Real Estate, LLC